

Officer's Report

Application Number	HGY/2023/0808
Type	Full planning permission
Location	Pharmacy, 4 Creighton Road, Tottenham, London, N17 8NW
Proposal	Proposed loft conversion with one rear and two side dormer extensions to the main roof of the health centre and associated internal alterations.
Case Officer	Daniel Kwasi
Valid Date	22/03/2023
Applicant	Somerset Gardens Health Centre Marion Lombardelli
Agent	Buckmaster Batcup Architects

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a mixed non-residential institution comprising a healthcare centre. There is a triangular shaped green to the rear of the site that is bound by the site building to the south, a block of flats to the northwest, and White Hart Lane to the northeast. White Hart Lane Overground Station and the Tottenham Hotspur stadium are within walking distance to the east on High Road via White Hart Lane. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The majority of the surrounding area is residential in character with the exception of Haringey Sixth Form College to the north via White Hart Lane, and Wedge House to the south east, which is mixed a used building.

The planning history of the site has been taken into account when coming to this decision. Below is the most application at the site:

HGY/2013/1943 – Somerset Gardens Family Health Care Centre, Creighton Road, London, N17 8NW – Change of use of healthcare centre from Use Class D1 to incorporate proposed pharmacy resulting in mixed use comprising D1 (non residential institutions) and A1 (retail) – Granted permission on 11 November 2013

The proposed development is for 3no. dormer windows above the Meeting Room/ARRS staff, which would be a new room. There would be no dormers on the front roof plane. The proposed dormers would improve the space for staff members to carryout their daily operations.

The dormers would provide 2m of internal height in the loft, and would be a minimum of 1.5m of internal width. One dormer would face the west, one would be north facing, and one would be east facing. The proposed dormers would be lower than the ridge, higher than the eaves, and would not extend beyond the roof plane they are situated on. The material would be Single ply membrane, and the windows would be Polyester colour coated aluminium to match the existing. The proposal is considered to be proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the proposed dormers would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- **INFORMATIVE: Hours of Construction Work**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.
- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.